

**MINUTES OF A WORK SESSION AND
VINEYARD CITY COUNCIL MEETING
City Hall, 240 East Gammon Road, Vineyard Utah
AUGUST 10, 2016 AT 6:04 PM**

6:04 PM WORK SESSION WITH STAFF

Present

Mayor Randy Farnworth
Councilmember Tyce Flake
Councilmember Julie Fullmer
Councilmember Dale Goodman

Absent

Councilmember Nate Riley

Staff Present: Public Works Director/Engineer Don Overson, Building Official George Reid, Community Development Director Morgan Brim, Planning Commission Chair Chris Judd, City Clerk/Recorder Pamela Spencer, Finance Director Jacob McHargue, Utah County Sheriff's Deputy Collin Gordon, City Attorney David Church, Water and Wastewater Systems Manager Sullivan Love, Cody Deeter with Lewis Young Robertson & Burningham.

Others Present: Matt Parker with UDOT.

Mayor Farnworth opened the work session at 6:04 PM.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL: Planning Commission Chair Chris Judd – Chair Judd briefly discussed the work session that was held the previous week. He mentioned that there was a lot of work that the Planning Commission was doing that would be coming to the Council in the next few months.

COUNCILMEMBERS' REPORTS

Councilmember Dale Goodman – Councilmember Goodman reported that the Northern Utah Environmental Resources Agency (NUERA) would be meeting on August 29. Mr. McHargue mentioned they met with Trans-Jordan Landfill who addressed the concerns that the cities had.

Councilmember Tyce Flake – Councilmember Flake reported that the Utah League of Cities and Towns (ULCT) meeting would be held on September 14-16. Mr. McHargue asked the council to let him know if they wanted to attend. Councilmember Flake felt that the Planning Commission was making great progress.

Councilmember Nate Riley – Councilmember Riley was not present at this meeting.

Councilmember Julie Fullmer – Councilmember Fullmer reported that they had a branding meeting this morning, where they discussed the website and finalizing logos. She mentioned working with Civic Ready and Cloud Speaker, and that staff member Neeley Rimal was working with the logo committee. She thanked Deputy Gordon for helping the Sleepy Ridge community with their Pokémon problems. Mr. Brim asked if they would be calling Vineyard “city” or “town”. Councilmember Fullmer asked Council when they wanted to make that decision.

MAYOR'S REPORT – Mayor Farnworth reported that Mountainland Association of Governments (MAG) would like to be more involved with the city. Mr. Brim mentioned that he would be meeting with them on August 11. There was discussion about the Utah Lake closure.

ITEMS REQUESTED FOR FUTURE AGENDAS

- Branding** – Mr. McHargue suggested that they could have a presentation ready for the second meeting in September.
- Interlocal Agreement with Utah County in relation to the conduct of the CDBG Program** – Ms. Spencer mentioned that the County was approving the interlocal agreement for participation which would be on the next agenda following receipt.
- Zoning Ordinance Text Amendments** – Mr. Brim mentioned that these were discussed in the work session. He stated that the Planning Commission would hold a public hearing on the text amendments along with the Accessory Dwelling Units (ADU) addition to the code on August 17 and possibly make a decision on September 8. He added that it would then go to City Council for a public hearing on September 14 if recommended by Planning Commission.

Mr. Brim mentioned that these plats would be on agendas as they are approved in Planning Commission:

- Leisure Villas – Final Plat**
- FKW Properties – Preliminary Plat and Site Plan**
- The Lochs – Preliminary Plat and Site Plan**
- Willows Plat B – Final Plat**

PRESENTATION – Geneva Road Bike Lane Coordination Agreement – presentation by Matt Parker.

Mayor Farnworth turned the time over to Matt Parker with UDOT.

Mr. Parker reviewed UDOT's plans for the bike lane with a power point presentation. He explained that there was a regional bike plan which covered several counties. He mentioned that they wanted to connect the trails and bike lanes in their system. He said that they recognized that Geneva Road was a key piece in connecting the bike lanes and trails to the FrontRunner station in Orem. He explained that they were requesting a letter from the city stating that they were willing to enforce no parking along Geneva Road. He added that they were not asking the city to put in more effort than already existed but for enforcement. He went over the design of the road and said that they would be starting construction next year. Mayor Farnworth mentioned that this was discussed previously with the sheriff, and UDOT needed a letter of support that the city was willing to enforce the no parking. Deputy Gordon mentioned other parking issues on Geneva Road. He asked if UDOT would be willing to install no parking signs north of Center Street on the west side of Geneva Road where the new strip mall was going in. Mr. Parker replied that UDOT would be willing to help. Mr. Overson expressed concern with people parking near other businesses along Geneva Road. Mr. Parker replied that they would need to come up with a way to pay for the signs and installation. He handed out a flyer for anyone who was interested to visit the UDOT Region 3 Bike Plan website: <http://arcg.is/1WWYgat>

AGENDA REVIEW

Mayor Farnworth asked council for comments on the agenda items. There were no requests for discussion.

Mayor Farnworth called for further discussion items.

Councilmember Fullmer asked about the sign on the fire hydrant in the Sleep Ridge subdivision. Mr. Love replied that they needed repaired and he would have them done in the next few weeks. Councilmember Fullmer asked if a resident had submitted an application for an additional speed limit sign. Mr. Overson replied that they would be installing a speed limit sign just south of the 475 South connection on Lake View Drive.

Councilmember Fullmer asked where staff was at with the issue resident Saia Uluave had mentioned in a previous meeting. Mr. Brim replied that he had just received the title report showing that Flagship owned the property and he added that he had emailed the report to Mr. Uluave.

Council took a break at 6:31 PM.

6:52 PM REGULAR SESSION

Present

Mayor Randy Farnworth
Councilmember Tyce Flake
Councilmember Julie Fullmer
Councilmember Dale Goodman

Absent

Councilmember Nate Riley

Staff Present: Public Works Director/Engineer Don Overson, Building Official George Reid, Community Development Director Morgan Brim, Planning Commission Chair Chris Judd, City Clerk/Recorder Pamela Spencer, Finance Director Jacob McHargue, Utah County Sheriff's Deputy Collin Gordon, Town Attorney David Church, Water and Wastewater Systems Manager Sullivan Love, Cody Deeter with Lewis Young Robertson & Burningham.

Mayor Farnworth opened the meeting at 6:52 PM. The invocation was given by Councilmember Goodman.

CONSENT ITEMS:

- a) Approval of the July 27, 2016 meeting minutes
- b) Final approval of Parkside @Waters Edge Plat C
- c) Approval of the Water Supply Agreement with Central Utah Water Conservancy District
- d) Approval of the UDOT Geneva Road Bike Lane Coordination Agreement
- e) Approval of the Housing Authority of Utah County Resolution

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE THE CONSENT ITEMS. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FARNWORTH, COUNCILMEMBERS FLAKE, FULLMER, AND

GOODMAN VOTE AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

STAFF REPORTS

Public Works Director /Engineer– Don Overson – Mr. Overson reported that the Public Safety Building framing was nearing completion and they would soon be ready to grade the site. He said that they were working on a contract which would give them a way to simplify purchasing water through the Central Utah Water Project (CUWP). He mentioned that they had a meeting on the water storage and would have a report for the Council soon. He reported there were several subdivisions going in, they were working on Main Street and 400 North installing landscaping and street lighting. He said that they were planting the south half of the 18-acre park on Monday using a drill seed process.

Councilmember Goodman asked about the upsizing of water lines. Mr. Overson replied that most of that would not be happening in Vineyard; it would be done in Orem.

Attorney – David Church – Mr. Church had no new items to report. Mayor Farnworth asked about the rail spur removal. Mr. Church mentioned that he emailed Sue Hronek with Union Pacific and added that they were waiting for Vineyard to firm up the right-of-way. He said that they needed to move quickly on it. Mr. Overson explained that there was one piece that they may need to condemn.

Utah County Sheriff's Department – Deputy Collin Gordon – Deputy Gordon reported that he would not be in attendance at the next meeting and had no new items to report.

Community Development Director – Morgan Brim – Mr. Brim explained that Vineyard would be supporting Orem in their efforts to apply for a grant through EPA for remediation of industrial sites and that Vineyard would help with planning efforts. He added that the plan did not include property in Vineyard but included Geneva Road. He said that they had submitted their grant and would find out in September if they met the threshold requirement. He added that they would find out in November if they were awarded the grant.

Finance Director – Jacob McHargue – Mr. McHargue reported that they had a website and logo/branding meeting and would be bringing it out Council in September. He mentioned that the Treasurer was taking a position as an internal auditor for another company and would be leaving at the end of the month. He reported that Sullivan Love had started full time for the city on Monday and that the Community Development Technician would start next Tuesday.

City Clerk/Recorder – Pamela Spencer – Ms. Spencer had no new items to report.

Building Official – George Reid – Mr. Reid had no new items to report.

OPEN SESSION: *Citizens' Comments*

Mayor Farnworth opened the public session. He called for public comment. Hearing none, he closed the session.

BUSINESS ITEMS:

5.1 DISCUSSION AND ACTION – Rezone – 720 South Geneva Road (Ordinance No. 2016-09)

The applicants Victoria and Pedro Etchebest, represented by Mark Greenwood, are requesting an amendment to the zoning of a 1.40-acre parcel at 720 South Geneva Road from R&C-1 to Business Park (BP). The Town Council heard public comment on this item on July 27, 2016. The Mayor and City Council will take appropriate action.

Mayor Farnworth turned the time over to Community Development Director Morgan Brim.

Mr. Brim mentioned that they did a full review at the last meeting. He gave a brief overview of the request.

Mayor Farnworth called for questions. Hearing none, he called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE THE ATTACHED ORDINANCE AMENDING THE ZONING MAP DESIGNATION OF 720 SOUTH GENEVA ROAD FROM REGIONAL COMMERCIAL NUMBER ONE (R&C-1) DISTRICT TO BUSINESS PARK (BP) DISTRICT. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FARNWORTH, COUNCILMEMBERS FLAKE, FULLMER, AND GOODMAN VOTE AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

5.2 DISCUSSION AND ACTION – Rezone – 275 South Holdaway Road (Ordinance No. 2016-10)

The applicant is requesting an amendment to the zoning of a 2.41-acre parcel located at 275 South Holdaway Road from A-1 and R-2-15,000 to R-2-15,000. The Town Council heard public comment on this item on July 27, 2016. The Mayor and City Council will take appropriate action.

Mayor Farnworth turned the time over to Community Development Director Morgan Brim.

Mr. Brim gave a brief overview of the request.

Mayor Farnworth asked for questions. Hearing none, he called for a motion.

Motion: COUNCILMEMBER GOODMAN MOVED TO AMEND THE ZONING OF A 2.41-ACRE PARCEL LOCATED AT 275 SOUTH HOLDAWAY ROAD FROM A-1 AND R-2-15,000 TO R-2-15,000 IN ITS ENTIRETY. COUNCILMEMBER FULLMER SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FARNWORTH, COUNCILMEMBERS FLAKE, FULLMER AND GOODMAN VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

5.3 DISCUSSION AND ACTION – Preliminary and Final Plat Approval – Vineyard Park Place Subdivision

The applicant Derek Whetten is requesting approval of the preliminary and Final Plat for the Vineyard Park Place Subdivision, which will accommodate six single family lots. The property is located at 275 S. Holdaway Road. The Mayor and City Council will take appropriate action.

Mayor Farnworth turned the time over to Community Development Director Morgan Brim.

Mr. Brim gave a brief overview of the request.

Motion: COUNCILMEMBER FULLMER MOVED TO APPROVE THE PRELIMINARY AND FINAL PLATS FOR THE VINEYARD PARK PLACE SUBDIVISION WITH THE FOLLOWING FINDINGS AND THREE CONDITIONS:

FINDINGS:

WITH THE CONDITIONS BELOW, THE PROPOSED PLAT MEETS THE MINIMUM REQUIREMENTS OF CITY ORDINANCES.

CONDITIONS:

1. THE APPLICANT SUBMITS A LANDSCAPING PLAN MEETING THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE TO THE CITY PLANNER FOR REVIEW PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
2. THE APPLICANT MAKES ANY REDLINE CORRECTIONS AND PAYS ALL FEES.
3. THE APPLICANT WILL CONSTRUCT A SIX-FOOT FENCE ALONG THE NORTH SIDE OF THE PROPERTY AND EASTERN PORTION OF THE PROPERTY ADJACENT TO THE PATHWAY DEDICATION PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

COUNCILMEMBER FLAKE SECONDED THE MOTION. ALL PRESENT IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

CLOSED SESSION – No closed was session held.

ADJOURNMENT

Mayor Farnworth called for a motion to adjourn the meeting.

Motion: COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 7:14 PM. COUNCILMEMBER FULLMER SECONDED THE MOTION ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

The next regularly scheduled meeting is August 24, 2016.

MINUTES APPROVED ON: August 24, 2016

CERTIFIED CORRECT BY: /s/ Pamela Spencer
PAMELA. SPENCER, CITY CLERK/RECORDER